

## Specifications

±36.17 AC (±9 AC Usable)  
TOTAL ACREAGE

IOS Lot with Maintenance Facility  
BUILD TO SUIT

Block 230, Lot 18.01 - ±12.49 AC  
Block 230, Lot 18.02 - ±23.68 AC  
BLOCK & LOTS

±4.5 AC - Pad A  
±5 AC - Pad B  
Paved, Fenced and Lit  
HIGHLIGHTS

Located at I-295  
5.7 Miles to I-95 Exit 2  
10.2 Miles to Port of Wilmington  
31.6 Miles to Philadelphia  
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

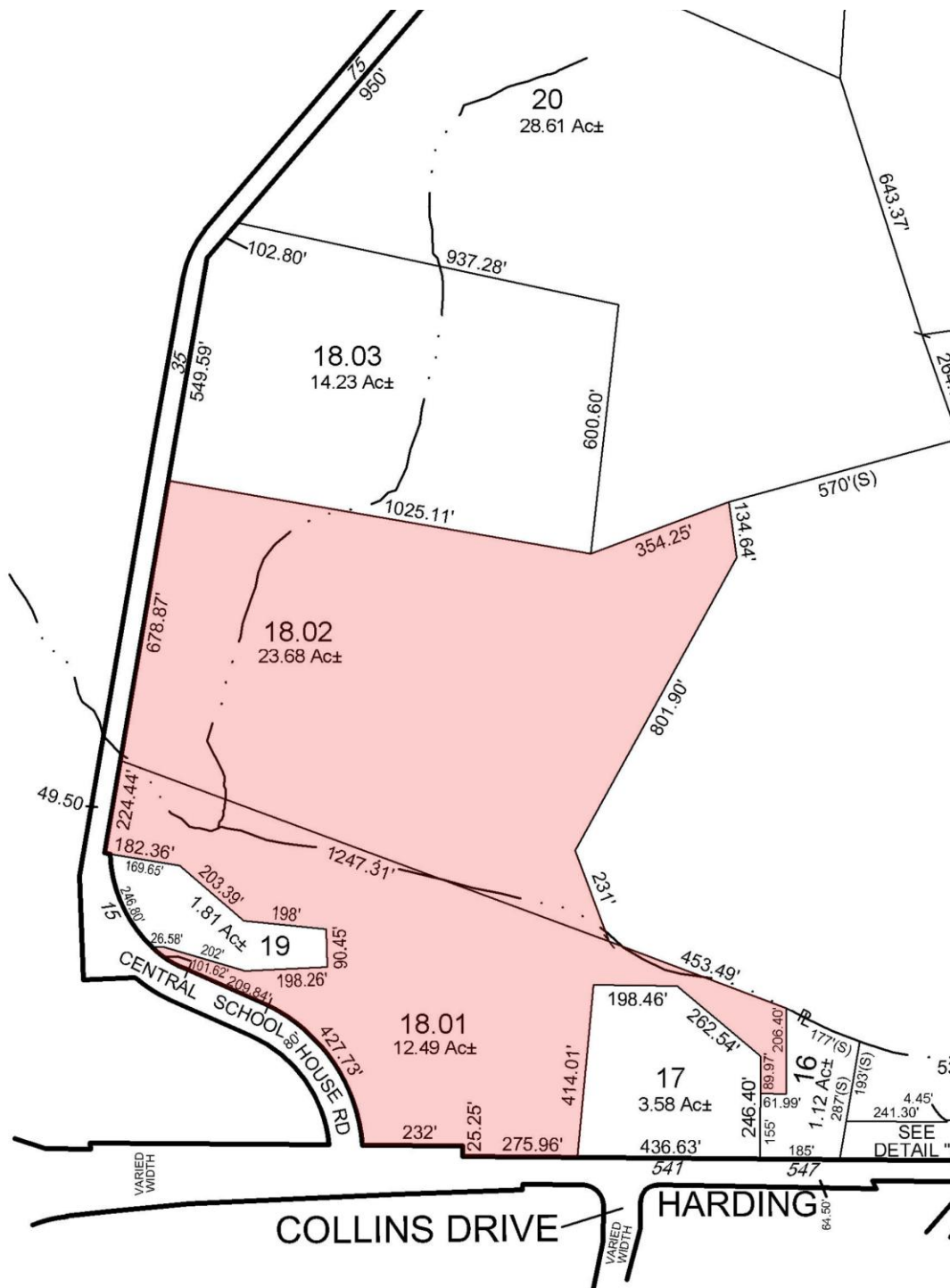
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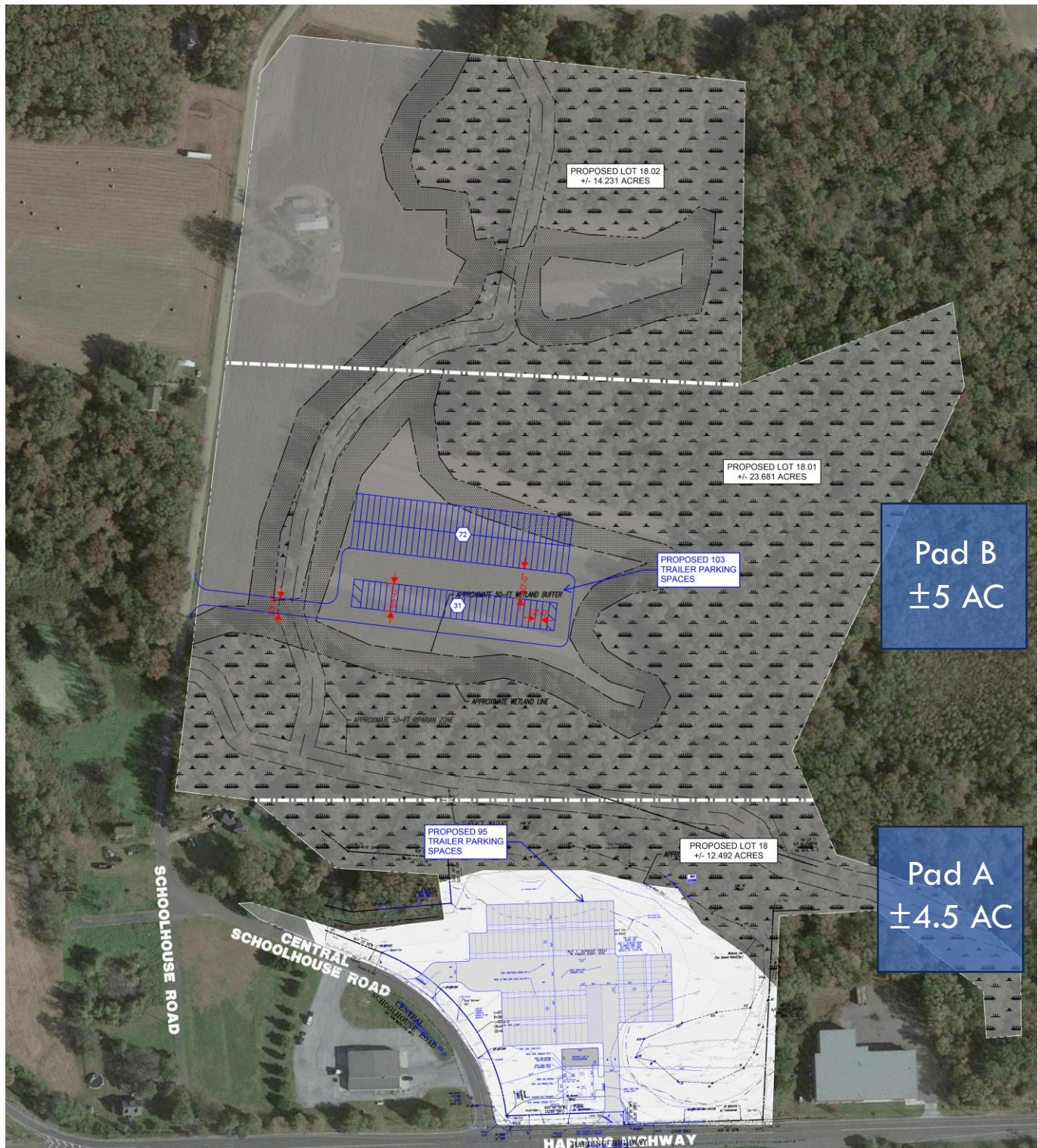
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**FOR SALE | 35 CENTRAL SCHOOLHOUSE ROAD | CARNEYS POINT, NJ**  
**Trailer Parking with Maintenance Facility – Concept A**



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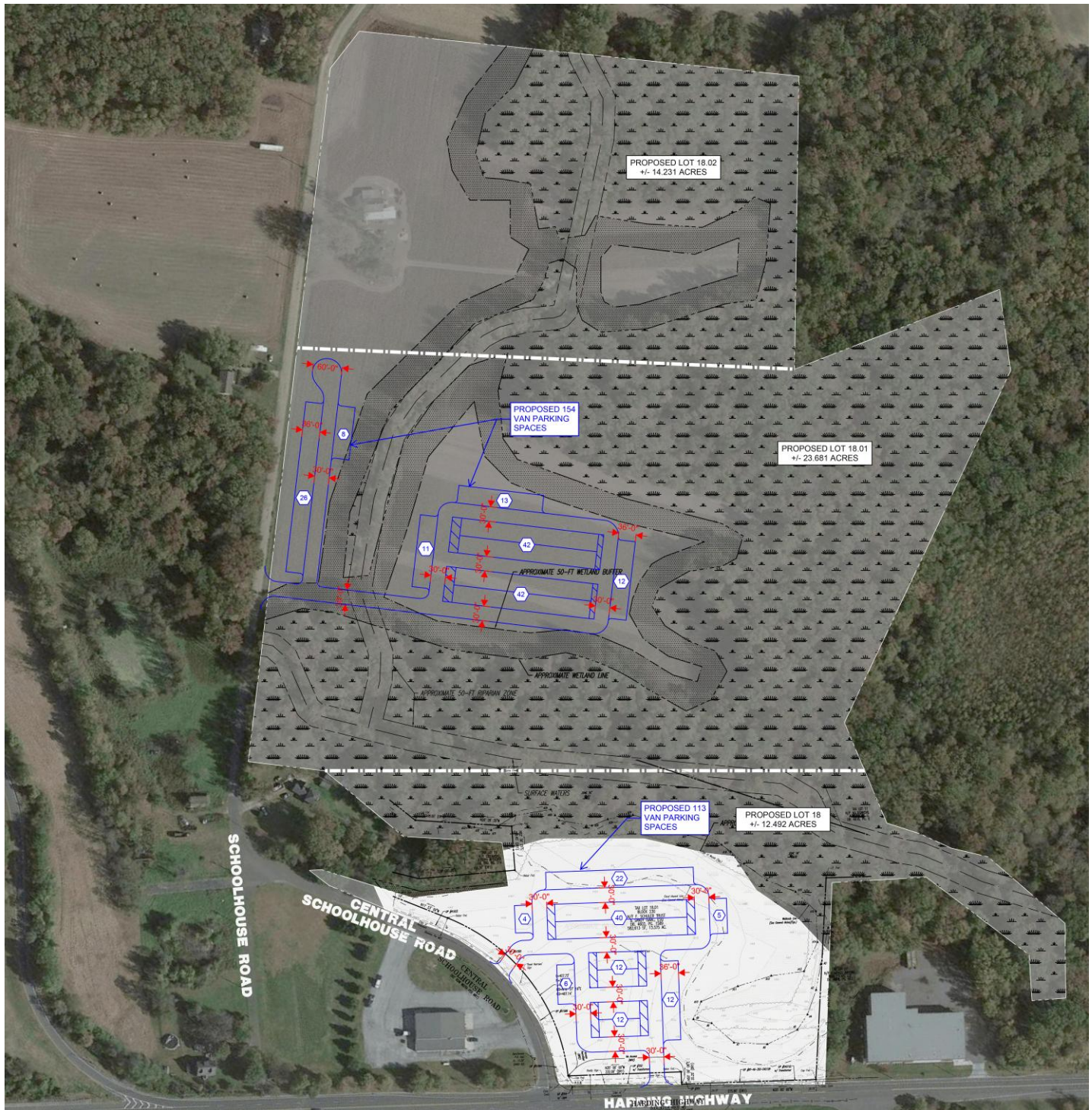
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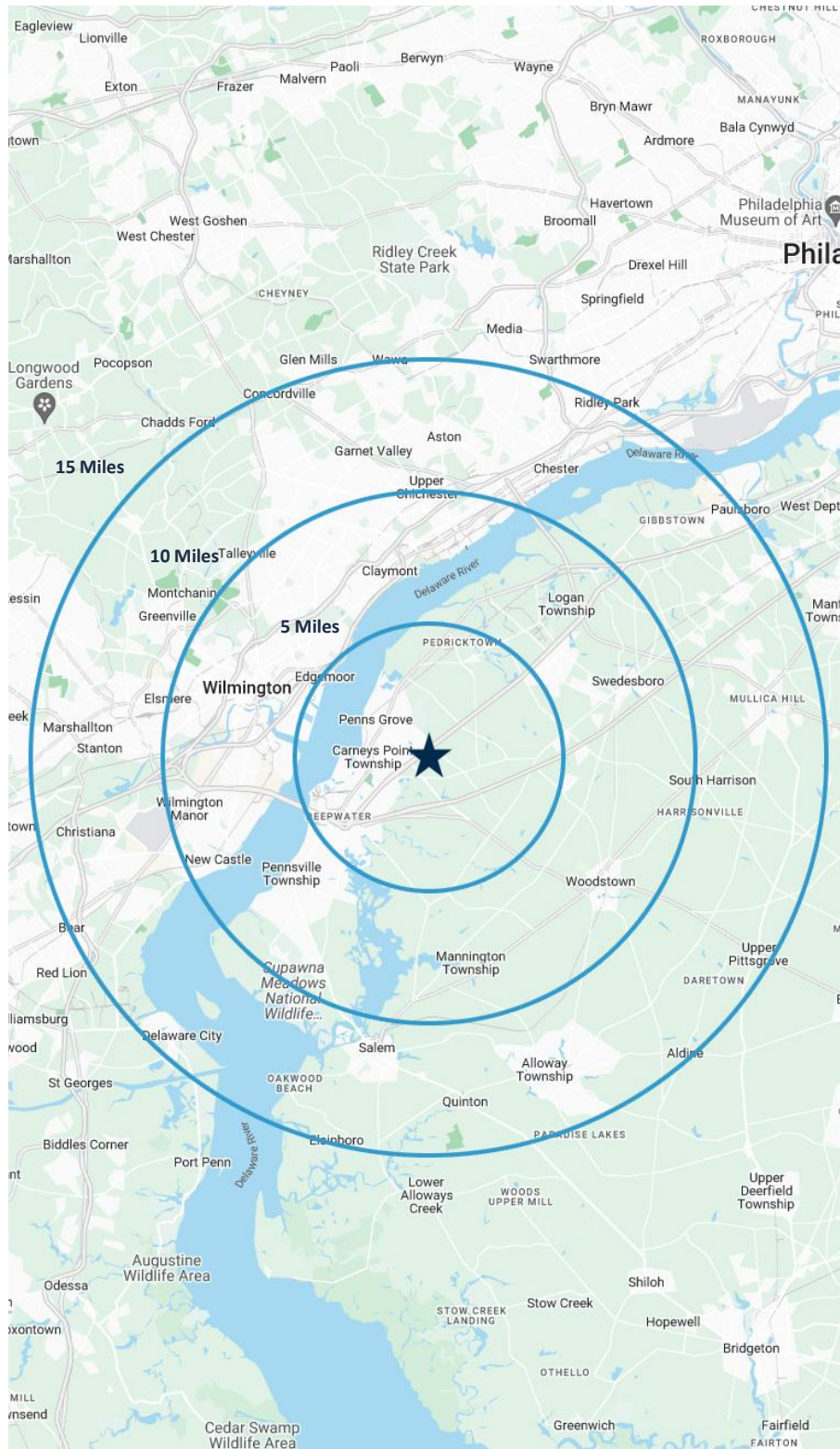
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**FOR SALE | 35 CENTRAL SCHOOLHOUSE ROAD | CARNEYS POINT, NJ**  
**Van Parking with Gas – Concept B**







### 5 MILES

- Total Population: 28,779
- Households: 11,397
- Median Household Income: \$84,678
- Average Household Size: 2.5
- Transportation to Work: 12,692
- Labor Force: 22,884

### 10 MILES

- Total Population: 339,095
- Households: 138,133
- Median Household Income: \$88,085
- Average Household Size: 2.4
- Transportation to Work: 163,788
- Labor Force: 272,702

### 15 MILES

- Total Population: 771,152
- Households: 305,856
- Median Household Income: \$97,990
- Average Household Size: 2.5
- Transportation to Work: 382,951
- Labor Force: 624,513

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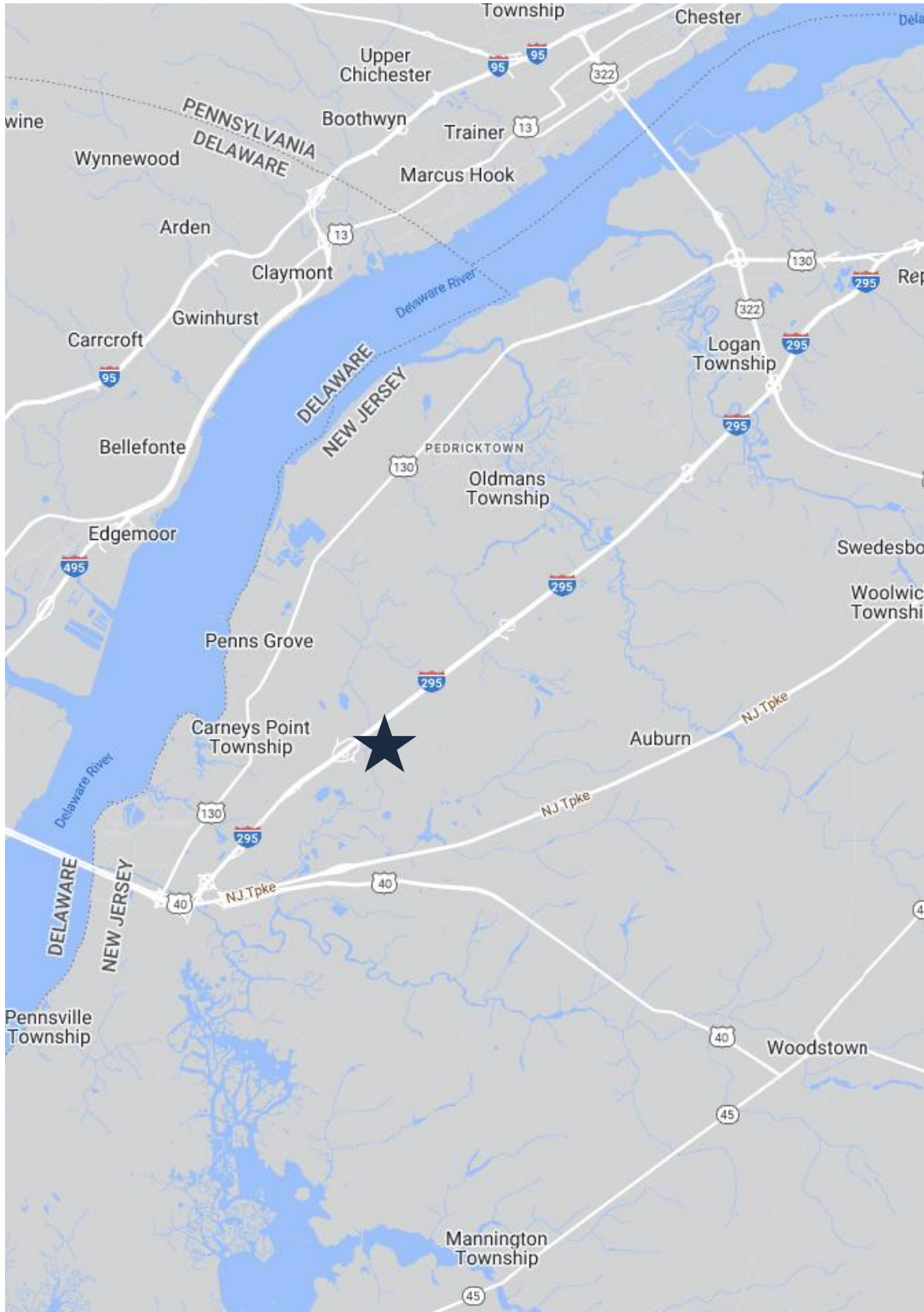
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## ACCESSIBILITY



Located  
at I-295



5.7 MI  
I-95 Exit 2



5.8 MI  
DE Memorial  
Bridge



10.2  
Port of  
Wilmington



22.1 MI  
PA Intl Airport



31.6 MI  
Philadelphia

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